

October 13, 2010

ITEM NO. B3

**AUTHORIZATION TO EXECUTE A CONTRACT WITH TYLER LANE
CONSTRUCTION, INC. FOR THE RE-ROOFING AND EXTERIOR MASONRY
WORK AT ARMOUR SQUARE APARTMENTS (IL2-044) AND ANNEX (IL2-033)**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Tyler Lane Construction, Inc. in the amount of \$638,000.00 for re-roofing and exterior masonry work at Armour Square Apartments (IL2-044), 3146 S. Wentworth, and Armour Square Annex (IL2-033), 3120 S. Wentworth Ave. The relocation of existing communications equipment, cabling and supports, and project submittals and material procurement must be completed by no later than March 31, 2011. All remaining work must be completed by no later than May 30, 2011.

RECOMMENDATION SUMMARY

Funding: General Fund

Specification No: 10 - 00580

Vendor: Tyler Lane Construction, Inc.
4200 W. Victoria St.
Chicago, IL 60646

Contract Type: Construction

Contract Amount: \$638,000.00

Number of Vendors Solicited: 815
(including 316 MBE and 72 WBE Firms)

Assist Agencies: 69

Number of Pick-Ups: 36
(including 3 MBE Firms)

Number of Bids Received: 3

Contract Time: Until March 31, 2011 for
relocation of existing communications
equipment, cabling, and supports, and
project submittals and material procurement;
until May 30, 2011 for all remaining scope

Date Advertised:

Pre-Bid Conference:

Site Visit:

Addendum No. 1 issued:

Addendum No. 2 issued:

Date Bids Opened:

Advertisement Publication(s):

July 29, 2010

August 6, 2010

August 6, 2010

August 18, 2010

August 23, 2010

August 26, 2010

Chicago Sun-Times

Chicago Defender

El Dia

CHA Website

BuySpeed Online

M/W/DBE Participation:

Direct MBE 49 % WBE % DBE %
Indirect MBE % WBE % DBE %
Waiver (Yes/No)

Section 3:

Hiring # 1 Subcontracting \$ Other Economic Opportunities \$

GENERAL BACKGROUND

As part of the Capital Improvement Program, the Chicago Housing Authority (CHA) solicited bids for general contractors to perform re-roofing and exterior masonry work at Armour Square Apartments (IL2-044), and Annex (IL2-033) as part of the CHA's Senior Housing program. The work will include, but not be limited to, the relocation of existing communications equipment, cabling and supports, and project submittals and material procurement for both addresses to be completed by no later than March 31, 2011. All remaining scope must be completed at both addresses by no later than May 30, 2011.

PROCUREMENT HISTORY

The CHA advertised Invitation for Bid (IFB) No. 10 – 0580 on July 29, 2010 for re-roofing and exterior masonry work at 3146 S. Wentworth Ave. at Armour Square Apartments, and 3120 S. Wentworth Ave. at Armour Square Annex. The IFB was advertised in the Chicago Sun-Times, the Chicago Defender, El Dia, on the CHA website and on BuySpeed Online.

The Pre-bid meeting and Site Visit were held on August 6, 2010. The CHA issued Addendum No. 1 on August 18, 2010. It changed the bid submittal date from August 23, 2010 to August 26, 2010, answered Requests for Information, altered the Technical Specifications, updated the Special Conditions, and distributed a revised set of the BF pages. Addendum No. 2 was issued on August 23, 2010 to provide information about the Online Contract Compliance System.

The CHA received and opened three (3) bids on August 26, 2010 at 10:00 am.

After reviewing the bid submittal materials, the Department of Procurement and Contracts and the Capital Construction Department held a pre-award survey meeting with Tyler Lane Construction, Inc., the apparent low bidder. The firm responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, and its capacity to perform this work. The challenge presented by doing roofing and masonry work in winter weather conditions was discussed in depth. The timing of the project, due to the need to relocate communications equipment on the roof to provide access to the roof, was also addressed thoroughly.

Based on its submitted bid, the Department of Procurement and Contracts has determined that Tyler Lane Construction, Inc. is the lowest responsive and responsible bidder at \$638,000.00.

Based on the foregoing, it is in the CHA's best interest for the Board of Commissioners to

authorize the Chief Executive Officer or his designee to execute a contract with Tyler Lane Construction, Inc. in the amount of \$638,000.00 for re-roofing and exterior masonry work at Armour Square Apartments (IL2-044), 3146 S. Wentworth, and Armour Square Annex (IL2-033), 3120 S. Wentworth Ave. The relocation of existing communications equipment, cabling and supports, and project submittals and material procurement must be completed by no later than March 31, 2011. All remaining work must be completed by no later than May 30, 2011.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

RESOLUTION NO. 2010-CHA-126

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 13, 2010 entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH TYLER LANE CONSTRUCTION, INC. FOR THE RE-ROOFING AND EXTERIOR MASONRY WORK AT ARMOUR SQUARE APARTMENTS (IL2-044) AND ANNEX (IL2-033)":

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Tyler Lane Construction, Inc. in the amount of \$638,000.00 for re-roofing and exterior masonry work at Armour Square Apartments (IL2-044), 3146 S. Wentworth, and Armour Square Annex (IL2-033), 3120 S. Wentworth Ave. The relocation of existing communications equipment, cabling and supports, and project submittals and material procurement must be completed by no later than March 31, 2011. All remaining work must be completed by no later than May 30, 2011.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

